COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE



FOR LEASE / OFFICE

90-11 160th Street

QUEENS, NY 11432

PRICING ON REQUEST

THE OPPORTUNITY

Ground Floor: Office

1,569 RSF · OFFICE

01 Ground floor office, 1,569 RSF, fully built out, with an additional storage room convertible to office

02 In Downtown Jamaica, on the block with Jamaica Avenue: Raising Cane's, Chipotle, Shake Shack, Old Navy and Chase nearby

03 Steps to the E, J and Z at Jamaica Center-Parsons/Archer (0.21 mi) and the F at Parsons Blvd (0.27 mi); LIRR Jamaica 0.59 mi

04 2014 building, fully sprinklered, with on-site tenant parking in the building's private lot



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Ground Floor: Office	Ground	1,569 RSF	**On request, modified gross**	Immediate	Negotiable

ADDITIONAL RENT

RE taxes	Real estate taxes over base year. Building has a 25 year tax exemption. Does not begin to phase out until 2035.

LEASE TERMS

Term	Negotiable.
Escalations	3% per annum.
Options	Negotiable.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

Asking rent on request.

PREMISES OVERVIEW

The space

CURRENT LAYOUT
Currently office. Additional storage area, convertible to office if needed.

CURRENT CONDITION
Fully built out.

DELIVERY
Negotiable.

GAS
First-floor gas lines capped and removed, with plumbing signed off Dec 16, 2025. Gas service to the suite to be confirmed with ownership.

VENTING AND EXHAUST
Exhaust venting in place, completed in 2016.

HVAC
HVAC in place, with work completed in 2020.

SPRINKLERS
Fully sprinklered, with sprinkler and standpipe risers and connection at the lobby and first floor. Fire pump room in Building A.

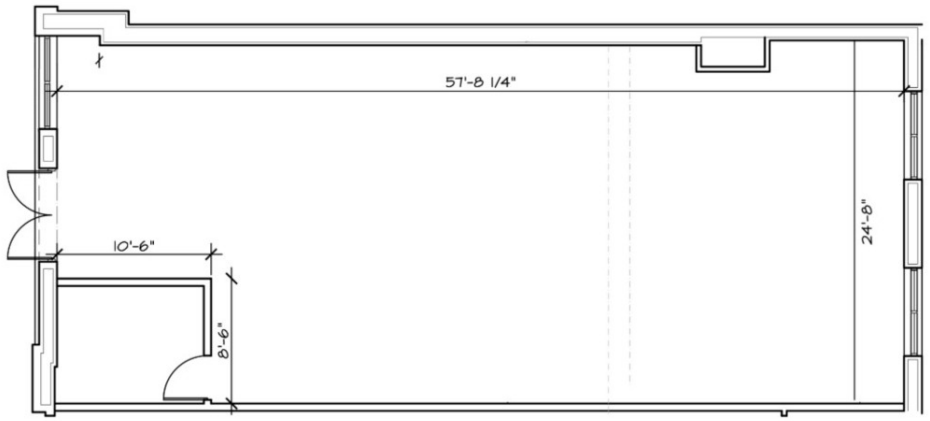
PARKING
On-site tenant parking in reserved spaces in the building's private lot, with 1 or 2 spots available for office and commercial tenants. Lot is empty after hours.

FRONTAGE
25 ft.

CORNER
Inside.

FLOOR PLAN

Floor plan



Ground, 1,425 USF, 1,569 RSF

PHOTOGRAPHS

The space








EXIT




EXIT






10
11

THE SETTING

The building

ADDRESS
90-11 160th Street, Jamaica, NY 11432, in the 90-14 161st Street building

BLOCK
9757

LOT
1001 (condominium Unit 1).

BUILDING CLASS
Mixed Residential & Commercial Building, a condominium (RM)

GROSS BUILDING AREA
99,311 SF

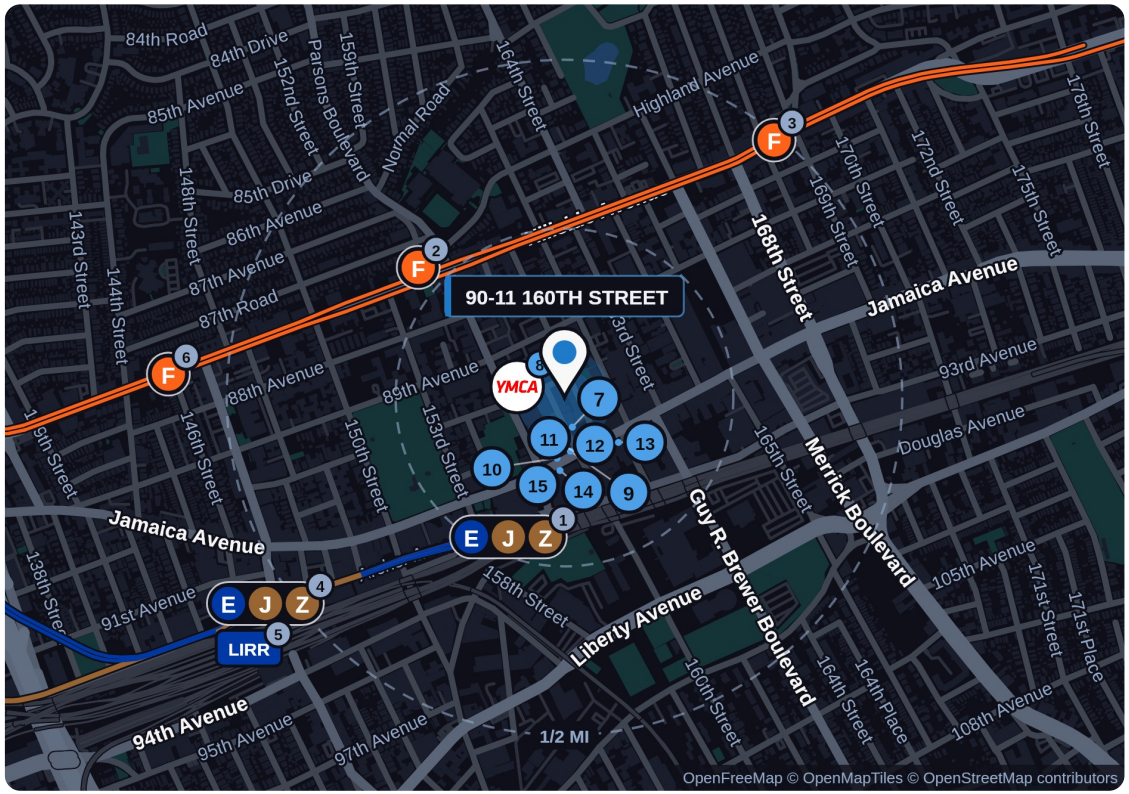
YEAR BUILT
2014

ZONING
C4-4D



DOWNTOWN JAMAICA, QUEENS

The block



STRAIGHT-LINE DISTANCES

90-11 160th Street

TRANSIT

1	Jamaica Center-Parsons/Archer Subway E J Z accessible, 20,106 riders a weekday	6 min walk
2	Parsons Blvd Subway F 4,735 riders a weekday	7 min walk
3	169 St Subway F 5,573 riders a weekday	14 min walk
4	Sutphin Blvd-Archer Av-JFK Airport Subway E J Z accessible, 23,363 riders a weekday	14 min walk
5	LIRR Jamaica LIRR, City Terminal Zone accessible	16 min walk
6	Sutphin Blvd Subway F 2,959 riders a weekday	17 min walk

NEARBY BUSINESSES

7	Jamaica Center Notable neighbor	0.05 mi
8	YMCA Fitness	0.07 mi
9	Raising Cane's Chicken Fingers Notable neighbor	0.08 mi
10	Jamaica Market Notable neighbor	0.09 mi
11	Chipotle Mexican Grill Notable neighbor	0.09 mi
12	Shake Shack Notable neighbor	0.09 mi
13	Chase Notable neighbor	0.1 mi
14	Old Navy Notable neighbor	0.1 mi
15	Popeyes Notable neighbor	0.1 mi

DOWNTOWN JAMAICA, QUEENS

Around the block

113,050	33,300	37,467	$72,288
PEOPLE WITHIN 1 MILE	WORKERS WITHIN 1 MILE	HOUSEHOLDS WITHIN 1 MILE	MEDIAN HOUSEHOLD INCOME, 1 MILE

NEIGHBORS

Raising Cane's Chicken Fingers, Jamaica Center, Jamaica Market, Gertz Plaza, McDonald's, Popeyes, Old Navy, Chipotle Mexican Grill, Taco Bell/Pizza Hut, Shake Shack, Chase.

BANK BRANCHES, 1/2-MILE RADIUS

7 bank branches within half a mile

FOOT TRAFFIC

7,232 pedestrians in the evening count, May 2026

SHOPPING CENTERS

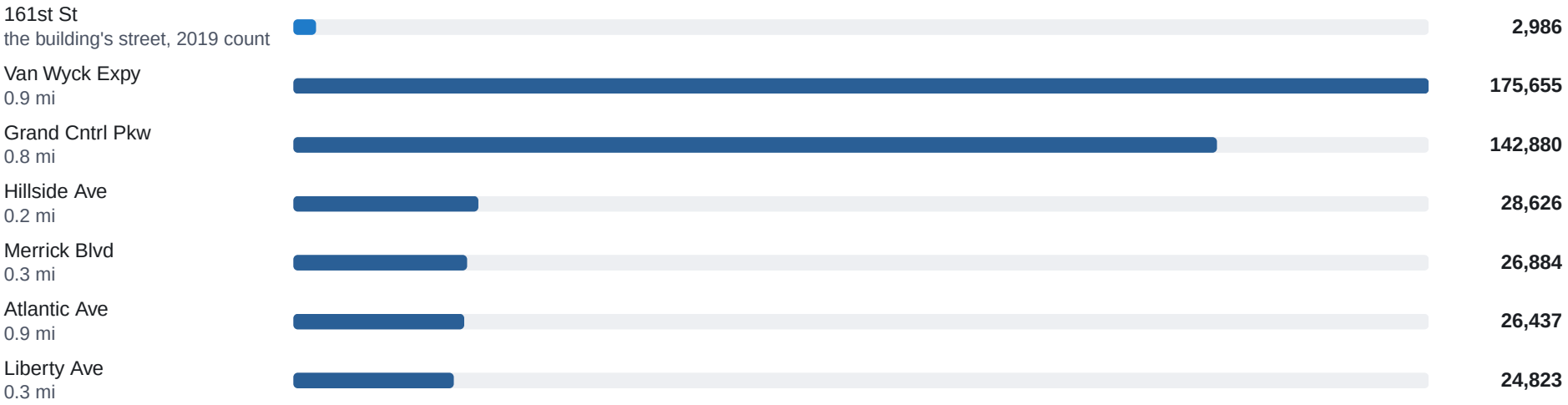
70-09 Parsons Boulevard, shopping center, 54,912 SF, 1.9 mi; 144-17 Union Turnpike, shopping center, 29,375 SF, 1.3 mi

TRUCK ROUTE

0.2 mi to the nearest truck route

Straight-line distances. Information from sources deemed reliable.

TRAFFIC, VEHICLES A DAY



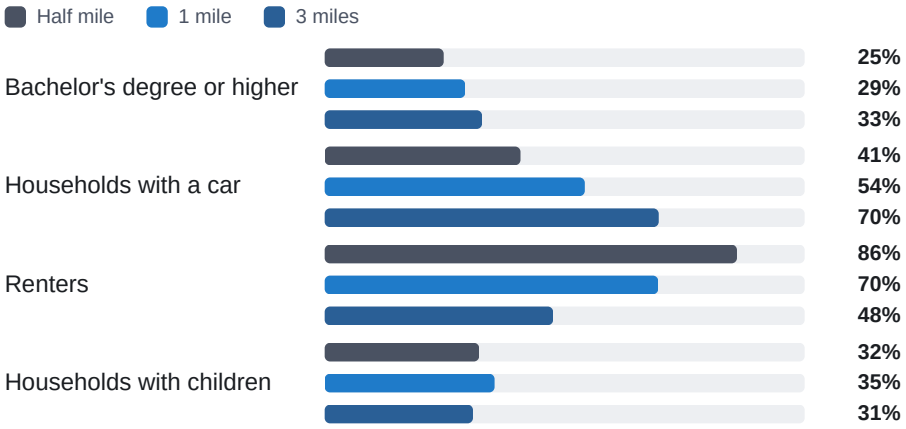
Straight-line distances. Information from sources deemed reliable.

DOWNTOWN JAMAICA, QUEENS

The people

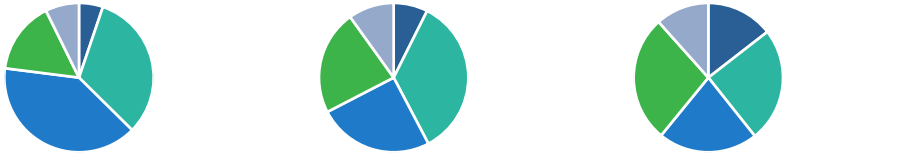
	HALF MILE	1 MILE	3 MILES
Population	32,105	113,050	691,109
Households	10,482	37,467	231,370
Workers by day	15,539	33,300	153,693
Median household income	$60,517	$72,288	$90,117
Median age	36	38	41

WHO LIVES HERE



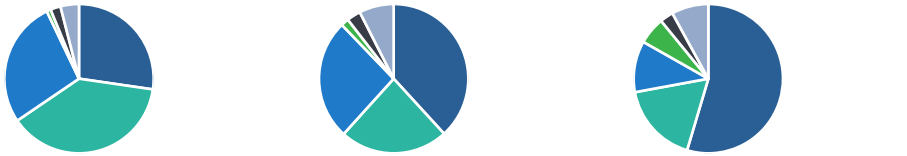
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP



	Half mile	1 mile	3 miles
White	5.2%	7.4%	15%
Asian	32%	35%	25%
Hispanic or Latino	40%	25%	22%
Black	16%	23%	28%
Other	7.3%	9.9%	12%

LANGUAGE AT HOME

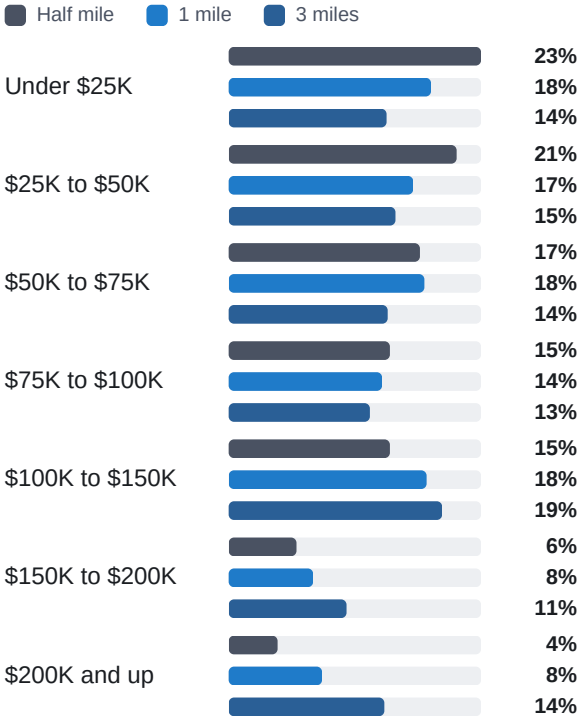


	Half mile	1 mile	3 miles
English only	27%	38%	55%
Spanish	38%	24%	18%
Other Indo-European	27%	26%	11%
Chinese	0.9%	1.7%	5.9%
French or Haitian	2.2%	3.0%	2.9%
Other	4.0%	7.5%	8.0%

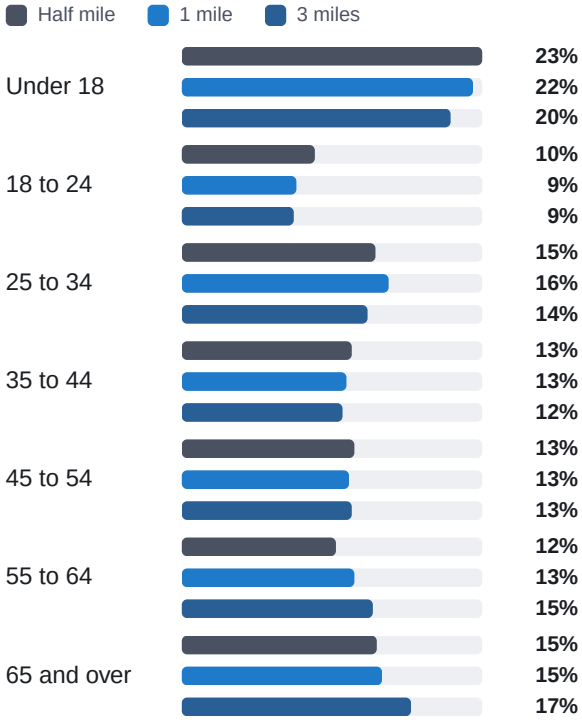
DOWNTOWN JAMAICA, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



Health care	19%
Government	31%
Education	16%
Retail	10%
Hospitality	3.4%
Other	21%

1 mile



Health care	23%
Government	18%
Education	16%
Retail	11%
Hospitality	6.1%
Other	27%

3 miles



Health care	28%
Government	8.8%
Education	16%
Retail	8.4%
Hospitality	6.2%
Other	32%

Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO

PRICING ON REQUEST

Scan or click to send your details.

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OFFICE

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

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